

From: Routley, William (Elected Member)
Sent: 11 February 2026 15:50
To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>
Cc: Mogford, Ray (Elected Member)
Subject: Re: PLANNING APPLICATION NO: 26/0033

PROPOSAL: Proposed stable block and retention of hardcore surface, fencing, gates and access.

SITE: Land To The South Of The Cottage, Llandevaud Lane, NP18 2AD.

Good afternoon Lydia

We agree with your direction if you were mindful to refuse, that could be done under dedicated powers, if not we formally **object** to this application. This site has a sensitive history of enforcement regarding unauthorized caravans, and the current proposal represents further unacceptable encroachment.

our objections are based on the following:

- **Policy SP5 (Countryside):** The scale of the stable block and the extensive hardcore surfacing is unjustified. It constitutes an urbanisation of the open countryside that fails to preserve the rural character of Llandevaud Lane.
- **Policy GP2 & GP6 (Amenity and Design):** The "retention" of industrial-grade hardcore and fencing is visually discordant and detrimental to the landscape. Such "retrospective" development should not be used to bypass design standards.
- **Policy GP5 (Natural Environment):** The hardstanding was installed without a drainage strategy or biodiversity assessment, posing a risk to natural runoff and local habitats.
- **Highway Safety:** Increased heavy vehicle traffic (horse boxes) on this narrow rural lane is a safety concern for residents.

Orthis application recording for determination via the planning committee

It is our opinion This application appears to be an attempt to formalize infrastructure for non-equine use. I request that this application be refused and that the Council pursues full restoration of the land.

Yours sincerely,

Cllrs William J Routley
Ray Mogford

Bishton and Langstone Ward